NOTICE OF PUBLIC HEARING

SUBDIVISION APPLICATION

Rural Municipality of St. Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-482-3300.

Tuesday	**Council Chambers**
2026-11-17	**1043 Kittson Road, East Selkirk, MB**
6:00 p.m.	**Rural Municipality of St. Clements, MB**

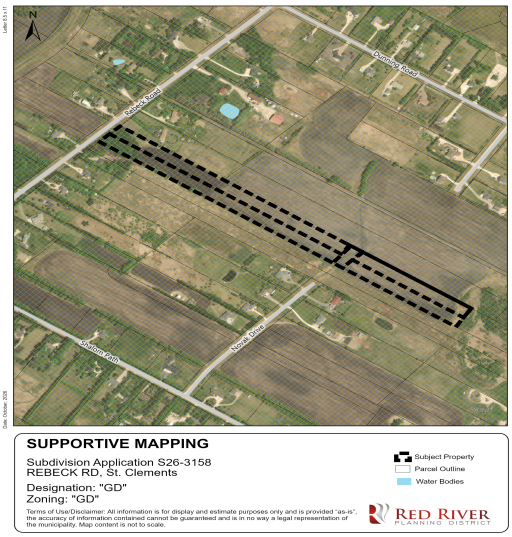
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **S-2026-3158**

Applicant: KELLY RENEE GLOWASKY

Property Location: REBECK RD
Rural Municipality of St. Clements
Roll #: 50300.0, 50310.0, 50315.0, 50330.0, 50340.0
Legal: A,C,D,F-72348



Application Purpose: To subdivide 6 parcels on 4 lots into 6 residential lots of separate titles and proposed Novak Drive road to allow for future residential development and the efficient use of the property.

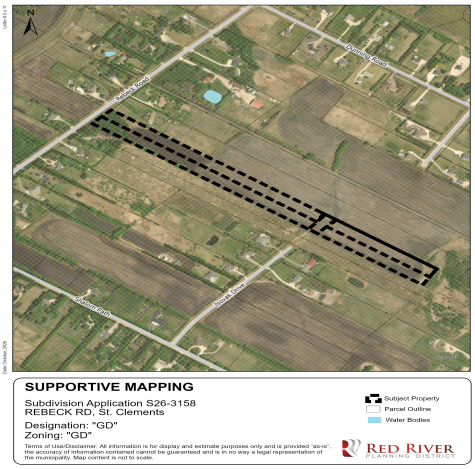
Zoning By-law Requirement	Proposed by Applicant
GD - General Development - Lot Size Requirement 2 ac in area, 200ft wide (min.)	**Proposed Lots 1-6:** 2.27-2.34ac in size and 101.5 ft in width

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at https://www.redriverplanning.com/hearings.php or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

RED RIVER
PLANNING DISTRICT

2978 Birds Hill Road
East St. Paul, Manitoba R2E 1J5
Toll Free: 800-876-5831
Phone: 204-669-8880

Subdivision:	S-2026-3158
Date Prepared:	2026-10-28
Address:	REBECK RD
Legal Description:	A,C,D,F-72348
Roll Number(s):	50300.0, 50310.0, 50315.0, 50330.0, 50340.0
Zoning:	GD - General Development
Development Plan:	GD - General Development
Report Prepared by:	Valentina Esman



PUBLIC HEARING REQUIRED - Yes

EXECUTIVE SUMMARY:

To subdivide 6 parcels on 4 lots as per survey map plan of the previous subdivision # S21-2906 into 6 residential lots (3 titles into 6 titles) of separate titles and proposed Novak Drive road to allow for future residential development and the efficient use of the property.

The proposal is consistent with the Red River Planning District Development Plan By-Law 279/19 objectives and policies for "GD" General Development designation. The Red River Planning District recommends that the application **be approved.**

RECOMMENDATION

APPROVE WITH CONDITIONS

1.0 PROPOSAL:

To subdivide 6 parcels on 4 lots as per survey map plan of the previous subdivision # S21-2906 into 6 residential lots (3 titles into 6 titles) of separate titles and proposed Novak Drive road to allow for future residential development and the efficient use of the property. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

To subdivide 6 parcels on 4 lots as per survey map plan of the previous subdivision # S21-2906 into 6 residential lots (3 titles into 6 titles) of separate titles and proposed Novak Drive road to allow for future residential development and the efficient use of the property.

The subject land is designated *General Development* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020).

The area around the subject property is as follows:

- To the North – Properties zoned General Development
- To the South – Properties zoned General Development
- To the East – Raleigh Road and Provincial Road 202 then Parks and Recreation zoned properties
- To the West –Rebeck Road then Properties zoned General Development

3.0 DEVELOPMENT PLAN ():

Development Plan By-law No. 272/2019

Land Designation: General Development

(Adopted By RRPD Board on August 19, 2020)

Subdivision Policies for Consideration are listed as follows:

4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.

4.6.2 Residential lots should be of a size that can accommodate on-site wastewater disposal, and, development on those lots should be configured in a manner that can facilitate the future connection to municipal piped water and / or wastewater services, and the potential for infill development (e.g. subdivision) in order to make connection to those services an economically viable option.

4.6.3 Subdivision, infill development, and higher density residential development may be considered to enable improved municipal services such as piped water and / or wastewater services.

4.6.14 In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:

4.6.14.1 There is sufficient demand for the proposed development.

4.6.14.2 The proposal is not wasteful of land.

4.6.14.3 The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.

4.6.14.4 The proposed development will have direct frontage and legal access onto a developed all-weather public road.

4.6.14.5 That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.

4.6.14.6 The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.

4.6.14.7 That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.

4.6.14.8 The proposed development will have adequate surface water drainage.

4.6.14.9 The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.

The proposed subdivision application appears to meet the general intent of the RRPD Development Plan. Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

4.0 ZONING BY-LAW (5-2002):

The proposed subdivision is located within a General Development zone, as per the R.M of St Clements Zoning By-law. The "GD" General Development zone has a minimum site area requirement of 2 acres and a minimum site width requirement of 200 ft.

Zone: "GD" General Development zone

Site Area Required size and width/ Proposed lots size and width/ Compliance to the ZBL

Proposed Lot 1: 2 acres, 200 ft / 2.33 ac, 101.5 ft / Yes, for the size, no, for the width

Proposed Lot 2: 2 acres, 200 ft / 2.34 ac, 101.5 ft / Yes, for the size, no, for the width

Proposed Lot 3: 2 acres, 200 ft / 2.33 ac, 101.5 ft / Yes, for the size, no, for the width

Proposed Lot 4: 2 acres, 200 ft/ 2.34 ac, 101.5ft / Yes, for the size, no, for the width

Proposed Lot 5: 2 acres, 200 ft / 2.34 ac, 101.5 ft / Yes, for the size, no, for the width

Proposed Lot 6: 2 acres, 200 ft / 2.27 ac,101.5 ft / Yes, for the size, no, for the width

Proposed Future Road (extension for the Novak Drive)/ N/A / N/A / Deemed to conform as per Sec. 3.27.2 of the ZBL.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services

- Proposed: Holding tank
- Required: As per Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards

Drinking Water

- Proposed: Individual Well
- Required: As per Province of Manitoba standards

Road Standards

- Proposed: Existing
- Required: As per municipal standards

Drainage

- Proposed: Ditches
- Required: As per municipal standards

6.0 CIRCULATION AND COMMENTS:

Note: Comments are paraphrased. Original copy of comments are attached in the appendix.

Municipality

Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:

1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;
2. Required applicable fees to be paid as per By-Law 8-2023;
3. Required applicable fees to be paid as per Policy # 347
4. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;

5. Applicant / Owner to prepare a road and drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality. The drainage plan is to include side lot swales in the approximate locations of proposed buildings;

6. Applicant / Owner to provide letter of credit to the municipality, if required, prior to road and drainage construction. Amount to be determined;

7. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:

a. Drainage

b. Drainage Plan of Easement

8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:

a. Drainage Plan

b. Road Plan

c. Applicable fees

d. Proposed future road “Novak Drive” to be constructed at the cost of the developer. No building permits shall be issued for Proposed Lots 2 & 5 until the road has been constructed.

9. Ensure future road allowance “Novak Drive” to be shown on the Plan of Subdivision is registered under its own separate Title in the name of the R.M. of St. Clements, if required.

Manitoba Agriculture and Resource Development

The proposed subdivision resides within a designated General Development Policy Area, no comments.

Manitoba Infrastructure - Highway Planning and Design Branch

We have reviewed subdivision file # S-2026-3158 and have no concerns. The subject property is not adjacent to a highway under MTI jurisdiction. The number of proposed residential lots does not meet the requirements for a TIS or Drainage.

Drainage & Water Control

No comments received

Winnipeg Land Titles Office (Teranet Manitoba)

A Plan of Subdivision as proposed is required.

Manitoba Conservation and Climate – Environmental Compliance and Enforcement

No comments or concerns.

Manitoba Sport, Culture and Heritage – Historic Resources Branch

No comments or concerns.

Manitoba Transportation and Infrastructure – Water Management

No comments received

Mines Branch

No comments received

UTILITIES

MB Hydro and Centra Gas

No new easements required— Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements. Existing easements are to be maintained. [See full correspondent attached to council package]

BellMTS

Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("Bell Canada") for existing and/or future telecommunications facilities in connection with this subdivision. [See full correspondent attached to council package]

Rogers Communications

No comments received.

Valley Fiber Ltd

No comments received.

OTHER AGENCIES

School Division

No comments or concerns.

Canada Post

Canada Pos has no requirements of this sub-division application.

See Appendix C for full comments.

7.0 DECISION MAKING CRITERIA AND OPTIONS:

The Planning Act (Section 123) states that a subdivision must not be approved unless it meets the following criteria:

1. The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended; and
2. The proposed subdivision conforms with
    a. The development plan by-law and zoning by-law,
    b. Any secondary plan, and
    c. The regulations under section 146.

Under Section 125(1) of *The Planning Act*, "where the council of a municipality receives an application pursuant to Section 124(2), it shall, after considering the application, by resolution:

a. reject or refuse to approve the application for subdivision; or
b. approve the application for subdivision, with or without conditions as set out in Section 135.

8.0 ANALYSIS:

To subdivide 6 parcels on 4 lots as per survey map plan of the previous subdivision # S21-2906 into 6 residential lots (3 titles into 6 titles) of separate titles and proposed Novak Drive road to allow for future residential development and the efficient use of the property.

The proposed subdivision is located within a General Development zone, as per the R.M of St Clements Zoning By-law. The General Development zone has a minimum site area requirement of 2 acres and a minimum site width requirement of 200 ft. The applicant is providing/dedicating land for the future road development ("Proposed Novak Rd" lot on the SAM) as has been done by the surrounding property owners to the North and South to the subject land.

The proposal does not comply with the Zoning By-Law of St. Clements as the widths of all proposed lots are less than 200 ft, but no variance needed for unaltered width according to the sec. 3.31.1.3 of the ZBL of St. Clements.

After circulation to the agencies, no objection or concerns were raised, Bell MTS will require a new easement agreement to enter.

Subject proposal adheres to RRPD Development Plan policies and objects in general. Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **Be Approved Subject to Conditions.**

9.0 RECOMMENDED CONDITIONS:

Should Council wish to approve the application our office would recommend the following conditions:

Should Council wish to approve the application our office would recommend the following conditions:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of the municipality that:

a) Taxes on the lands to be subdivided for the current year and any arrears have been paid;

b) Required applicable fees to be paid as per By-Law 8-2023;

c) Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;

d) Applicant / Owner to prepare a drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality. The drainage plan is to include side lot swales in the approximate locations of proposed buildings;.

e) Applicant / Owner to provide letter of credit to the municipality, if required, prior to drainage construction. Amount to be determined;

f) Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:

I. Drainage

II. Drainage Plan of Easement

g) Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:

1) Drainage Plan

2) Applicable fees

3) Proposed future road “Novak Drive” to be constructed at the cost of the developer. No building permits shall be issued for Proposed Lots 2 & 5 until the road has been constructed.

h) Ensure future road allowance “Novak Drive” to be shown on the Plan of Subdivision is registered under its own separate Title in the name of the R.M. of St. Clements, if required.

2. Applicant / owner submits written confirmation from BellMTS that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Gregory Sim, Survey Coordinator PROPERTYACQUISITION@bellmts.ca

REQUIREMENTS

A. The Winnipeg Land Titles Office will require a plan of subdivision as proposed. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys: one (1) original mylar and two (2) paper prints. If you have concerns with these requirements, please contact the District Registrar in the Winnipeg Land Titles Office.

B. The Red River Planning District requires that the surveyor's drawing includes lot area and site width calculations, and confirmation that Crown land is not involved in the proposal.

C. The Red River Planning District requires that the applicant provide a geo-referenced (UTM 14 NAD 83), digital plan of subdivision.

D. The Red River Planning District requires that the applicant / owner submits a lot fee payable for each additional parcel or lot resulting from the approval of the subdivision as per the Fee Schedule at the time of Certificate of Approval issuance.

cc: Applicant, WLTO, RM of St. Clements, BellMTS

Letter 8.5 x 11



Date: October, 2026

SUPPORTIVE MAPPING

Subdivision Application S26-3158
REBECK RD, St. Clements

Designation: "GD"
Zoning: "GD"

Subject Property
Parcel Outline
Water Bodies

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided “as-is”, the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

RED RIVER PLANNING DISTRICT

Subdivision Application Map
of part of
O.T.M. Lot 276, Parish of St. Andrews
being
Parcels Parcels A, B, E and F, Plan 72348
Rural Municipality of St. Clements, Manitoba

Prepared for: Kelly Glowasky

This document is not an official survey unless it bears the signature (in blue ink) and/or seal of the Manitoba Land Surveyor whose authority it was prepared under. It is at the discretion of Barnes & Duncan to issue additional copies of documents on a case by case basis.

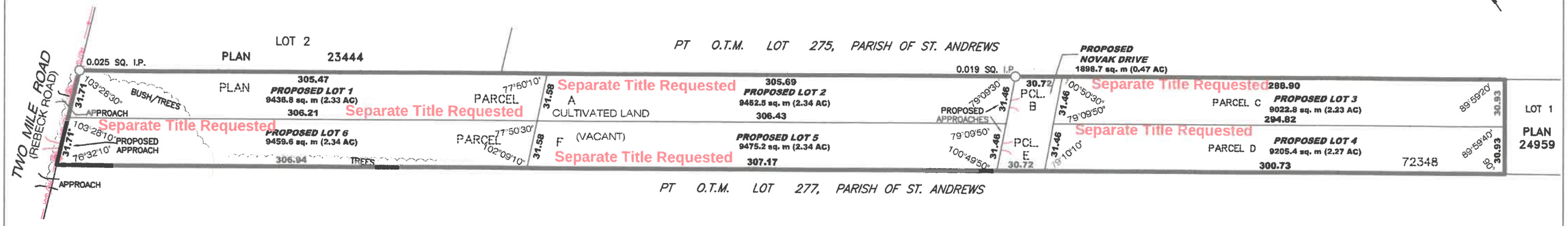
Registered Owners: Kelly Renee Glowasky and Bridget Lee Glowasky
Certificate of Title: 3388341/1 W.L.T.O. (Search Date: August 12, 2026)
Legal Description: Parcels A and C Plan 72348 WLTO in OTM Lot 276 Parish of St Andrews

Certificate of Title: 3388342/1 W.L.T.O. (Search Date: August 12, 2026)
Legal Description: Parcels D and F Plan 72348 WLTO in OTM Lot 276 Parish of St Andrews

Encumbrances: Instrument numbereds 5159790/1, 5589948/1, 5589949/1, 5585550/1, 5585551/1 and 5585552/1 are registered against the above Certificates of Title. Encumbrances noted herein are provided for information only and have not been investigated as to their intent or extent.

Certificate of Title: 3271839/1 W.L.T.O. (Search Date: August 12, 2026)
Registered Owner: Rural Municipality of St. Clements
Legal Description: Parcels B and E Plan 72348 WLTO in OTM Lot 276 Parish of St Andrews

Encumbrances: Instrument numbereds 5589948/1, 5589949/1 and 5585550/1 are registered against the above Certificate of Title. Encumbrances noted herein are provided for information only and have not been investigated as to their intent or extent.



Note:
This map has been prepared for subdivision application purposes only.

This is not a final survey.

METRIC

SKETCH - ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.

BARNES 1906 &DUNCAN
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, MB
R3L 0K6

180-A, 5th Street
Morden, MB
R6M 1C9

Our File: 26-1162
Acad dwg: 26-1162-2 SAM R1
Field Book: 1655/109
Drafter: HT

Iron Posts found and confirmed are described and shown thus _____O

This survey was made on the 18th day of August, 2026.

Signed & Sealed

Kelly W. Mantik, M.L.S.
Dated this 23rd day of September, 2026

©Barnes & Duncan, 2026
All rights reserved. No person may copy, reproduce, store, transmit, distribute or alter this document in whole or in part.

St. Clements
The place to be

October 22, 2026

Red River Planning District
2978 Birds Hill Road
East St. Paul, Manitoba
R2E 1J5

Attention: Community Planner

Re: **Subdivision No. S26-3158**
Glowasky

Along with any requirements provided by commenting agencies, Administration for the R.M. of St. Clements has the following requirements:

1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;

2. Required applicable fees to be paid as per By-Law 8-2023;

3. Required applicable fees to be paid as per Policy # 347

4. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;

5. Applicant / Owner to prepare a road and drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality. The drainage plan is to include side lot swales in the approximate locations of proposed buildings;

6. Applicant / Owner to provide letter of credit to the municipality, if required, prior to road and drainage construction. Amount to be determined;

7. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
    a. Drainage
    b. Drainage Plan of Easement

8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0

Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098

Email: info@rmofstclements.com
www.rmofstclements.com

a. Drainage Plan
b. Road Plan
c. Applicable fees
d. Proposed future road "Novak Drive" to be constructed at the cost of the developer. No building permits shall be issued for Proposed Lots 2 & 5 until the road has been constructed.

9. Ensure future road allowance "Novak Drive" to be shown on the Plan of Subdivision is registered under its own separate Title in the name of the R.M. of St. Clements, if required.

Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0

Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098

Email: info@rmofstclements.com
www.rmofstclements.com

October 22, 2026

Red River Planning District
2978 Birds Hill Road
East St. Paul, Manitoba
R2E 1J5

Attention: Community Planner

Re: **Subdivision No. S26-3158**
Glowasky

Along with any requirements provided by commenting agencies, Administration for the R.M. of St. Clements has the following requirements:

1. Taxes on the lands to be subdivided for the current year and any arrears have been paid;

2. Required applicable fees to be paid as per By-Law 8-2023;

3. Required applicable fees to be paid as per Policy # 347

4. Provide a digital copy of the Plan of Subdivision to the R.M. of St. Clements;

5. Applicant / Owner to prepare a road and drainage plan to be submitted to the R.M. of St. Clements for review and acceptance as per the current Servicing Standards of the Municipality. The drainage plan is to include side lot swales in the approximate locations of proposed buildings;

6. Applicant / Owner to provide letter of credit to the municipality, if required, prior to road and drainage construction. Amount to be determined;

7. Applicant / Owner enter into an Easement Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
    a. Drainage
    b. Drainage Plan of Easement

8. Applicant / Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0

Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098

Email: info@rmofstclements.com
www.rmofstclements.com

a. Drainage Plan
b. Road Plan
c. Applicable fees
d. Proposed future road “Novak Drive” to be constructed at the cost of the developer. No building permits shall be issued for Proposed Lots 2 & 5 until the road has been constructed.

9. Ensure future road allowance “Novak Drive” to be shown on the Plan of Subdivision is registered under its own separate Title in the name of the R.M. of St. Clements, if required.

Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

Kayla Kozoway, CMMA
Planning Clerk

Rural Municipality of St. Clements
Box 2, Group 35, RR 1
1043 Kittson Road
East Selkirk, Manitoba, R0E 0M0

Office Phone: 204-482-3300
Winnipeg Phone: 204-474-2642
Toll Free: 1-888-797-8725
Fax: 204-482-3098

Email: info@rmofstclements.com
www.rmofstclements.com

Valentina Esman

From: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Sent: October 14, 2026 1:22 PM
To: Valentina Esman
Subject: RE: Circulation for 3 subdivision applications

Good Afternoon,

This is the response to Planning application S26-3158

Land Titles requirements are as follows:
A Plan of Subdivision as proposed is required.

Thank you

Victor Castelli | Plan Registration 3, Surveys | Teranet Manitoba
500 – 200 Graham Avenue, Winnipeg, MB, R3C 4L5
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB, R3C 2G1
Office: 1.844.737.5684 | Mobile: 111.222.3333
Email: mb.surveysplanning@teranet.ca

TERANET MANITOBA

From: Valentina Esman <valentina@rrpd.ca>
Sent: October 9, 2026 3:48 PM
To: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Subject: Circulation for 3 subdivision applications

Hello,

Please, see attached 3 subdivision application for RM of St. Clements (S26-3158, S26-3159,S26-3160)

For your info and comments,

Have a great day,

Valentina Esman
Community Planner
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-661-7606 Fax: 204-669-8882
www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

*The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately **notify** the sender by reply e-mail or phone and **delete** this message and its attachments, if any.*

Complete	Delivered	Red River Planning District - Manitoba Agriculture Tina Harms	2026-10-08, 12:47 p.m. by Valentina Esman	2026-10-29	2026-10-27 9:05 a.m.	

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see subdivision application to change the existing survey plan with parcels to the subdivision with 6 lots under new titles, the proposed road dedication is for the extension of the Novak Dr too.

For you comments,

Thank you in advance,

Valentina Esman

Stakeholder comments

The proposed subdivision resides within a designated General Development Policy Area, no comments.

ADD COMMENT +

by Tina Harms, 2026-10-27, 9:05 a.m.

Bell MTS Subdivisions
Bell MTS, a division of Bell Canada
Winnipeg, Manitoba
subdivisions@bellmts.ca
www.bellmts.ca

October 13, 2026

File No. S-2026-3158

Attention: Red River Planning District
2978 Birds Hill Road
East St. Paul MB R2E 1J5
T. 204-669-8880 F. 204-669-8882
www.redriverplanning.com

RE: Proposal to Subdivide
Parcels A, B, C, D, E & F, Plan 72348 WLTO in O.T.M. Lot 276, Parish of St. Andrews
R.M. of St. Clements
Registered Owners: R.M. of St. Clements, Kelly Renee Glowasky and Bridget Lee Glowasky

---

Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("Bell Canada") for existing and/or future telecommunications facilities in connection with this subdivision.

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed plan, at the appropriate Land Titles Office.

If the subdivision is by legal description, in order to prepare the Agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan (pdf or hardcopy) to the attention of Mr. Gregory Sim to PROPERTYACQUISITION@bellmts.ca . Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements.

The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer's expense.

Any existing Bell MTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified.

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the applicant and/or property owner.

The contact for proceeding with the Right-of-Way Agreement is:

Bell MTS Property Acquisition Department
Attention: Mr. Gregory Sim
PROPERTYACQUISITION@bellmts.ca

Developer responsibilities (Bell MTS Pre-Service Charges etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca .

Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

Complete	Delivered	Red River Planning District - Canada Post Paul Shymko	2026-10-08, 12:47 p.m. by Valentina Esman	2026-10-29	2026-10-29 8:59 a.m.	

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see subdivision application to change the existing survey plan with parcels to the subdivision with 6 lots under new titles, the proposed road dedication is for the extension of the Novak Dr too.

For you comments,

Thank you in advance,

Valentina Esman

Stakeholder comments

Canada Pos has no requirements of this sub-division application.

ADD COMMENT +

by Paul Shymko, 2026-10-29, 8:59 a.m.

^	No comments	Delivered	Red River Planning District - Manitoba Environment and Climate Change ECE Branch	2026-10-08, 12:47 p.m. by Valentina Esman	2026-10-29	2026-10-13 12:05 p.m.	

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see subdivision application to change the existing survey plan with parcels to the subdivision with 6 lots under new titles, the proposed road dedication is for the extension of the Novak Dr too.

For you comments,

Thank you in advance,

Valentina Esman

---

by ECE Branch, 2026-10-13, 12:05 p.m.

^	Complete	Delivered	Red River Planning District - Manitoba Transportation and Infrastructure Highway Planning and Design - Roadside Development	2026-10-08, 12:47 p.m. by Valentina Esman	2026-10-29	2026-10-29 9:40 a.m.

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see subdivision application to change the existing survey plan with parcels to the subdivision with 6 lots under new titles, the proposed road dedication is for the extension of the Novak Dr too.

For you comments,

Thank you in advance,

Valentina Esman

Stakeholder comments

We have reviewed subdivision file # S-2026-3158 and have no concerns. The subject property is not adjacent to a highway under MTI jurisdiction. The number of proposed residential lots does not meet the requirements for a TIS or Drainage.

Thank you

ADD COMMENT +

by Highway Planning and Design - Roadside Development, 2026-10-29, 9:40 a.m.

^	No comments	Delivered	Red River Planning District - Manitoba Historic Resources Historic Resources Branch Manitoba Government(SCHT)	2026-10-08, 12:47 p.m. by Valentina Esman	2026-10-29	2026-10-20 8:30 a.m.

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see subdivision application to change the existing survey plan with parcels to the subdivision with 6 lots under new titles, the proposed road dedication is for the extension of the Novak Dr too.

For you comments,

Thank you in advance,

Valentina Esman

---

by Historic Resources Branch Manitoba Government(SCHT), 2026-10-20, 8:30 a.m.

^	Complete	Delivered	Red River Planning District - Manitoba Hydro Manitoba Hydro Property Department	2026-10-08, 12:47 p.m. by Valentina Esman	2026-10-29	2026-10-29 5:00 p.m.

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see subdivision application to change the existing survey plan with parcels to the subdivision with 6 lots under new titles, the proposed road dedication is for the extension of the Novak Dr too.

For you comments,

Thank you in advance,

Valentina Esman

Stakeholder comments

1. No new easements required— Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements. Exisiting easements are to be maintained.

2. If Manitoba Hydro and Centra Gas Manitoba Inc. have existing easements registered on title and you require details, please sent the request to the email provided below.

3. If this application is revised at any time, it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.

4. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.

5. Should you require further electrical or gas services please fill out the online form on the Manitoba Hydro website.

Any inquiries can be sent to HCSC@hydro.mb.ca. should you want details about easements on your title please request to HCSC@hydro.mb.ca

ADD COMMENT +

by Manitoba Hydro Property Department, 2026-10-29, 5:00 p.m.

^	No comments	Delivered	Red River Planning District - Lord Selkirk School Division	2026-10-08, 12:47 p.m. by Valentina Esman	2026-10-29	2026-10-09 1:28 p.m.

Request description

Visibility Authorities and selected circulation assignee

Hello,

Please, see subdivision application to change the existing survey plan with parcels to the subdivision with 6 lots under new titles, the proposed road dedication is for the extension of the Novak Dr too.

For you comments,

Thank you in advance,

Valentina Esman

---

by Kelly McDonald, 2026-10-09, 1:28 p.m.